



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
Fruitvale Transit Village (Phase 2) Residential Project**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the **Fruitvale Transit Village (Phase 2) Residential Project** as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has not yet prepared an Initial Study but intends to do so.

The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for approving the Project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the Project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. Responses to this NOP and any questions or comments should be directed in writing to: Kristi Bascom, Contract Planner, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612 or e-mailed to kristi@planbmc.com. Questions regarding the project can also be directed to (925) 872-6327.

The Initial Study is also available online at the following address:

**[http://www.oaklandnet.com/government/ceda/revise/planningzoning/MajorProjectsSection/
environmentaldocuments.html](http://www.oaklandnet.com/government/ceda/revise/planningzoning/MajorProjectsSection/environmentaldocuments.html)**

Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. on February 5, 2009**. Please reference case number ER 08-0005/PUD 08-186 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

PUBLIC HEARINGS: The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on January 14, 2009, at 7:30 p.m. in Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland, CA

PROJECT TITLE: Fruitvale Transit Village (Phase 2) Residential Project

PROJECT LOCATION: No address. Block bounded by 35th and 37th Avenues, East 12th Street and BART tracks. APNs: 033-2197-019 and 033-2177-021

PROJECT SPONSOR: The Unity Council/Signature Properties

EXISTING CONDITIONS: The project site is currently utilized as a surface parking lot for BART patrons.

PROJECT DESCRIPTION: The Unity Council and Signature Properties, the project sponsors, have submitted a development application for a 275-unit residential project. The proposed project is designed as a 4-story condo/apartment building wrapped around a five-story parking garage with 275 spaces. The existing BART parking lot and associated landscaping is proposed to be removed from the project site.

PROBABLE ENVIRONMENTAL EFFECTS:

An Initial Study was completed and it was determined that an EIR was required for the project. Through the Initial Study process, it was determined that the construction of the proposed project could result in a potentially significant impacts to Noise, Air Quality, and Transportation/Traffic, and that more analysis needed to be done.

It is expected that the Draft EIR will address the potential environmental effects for these factors only and that all other impacts would be mitigated to less than significant levels.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

December 22, 2008
Case Number ER 08-0005/PUD 08-186



Kristi Bascom
Project Planner

For Gary Patton
Deputy Director of Planning and Zoning
Major Projects/Strategic Planning Manager